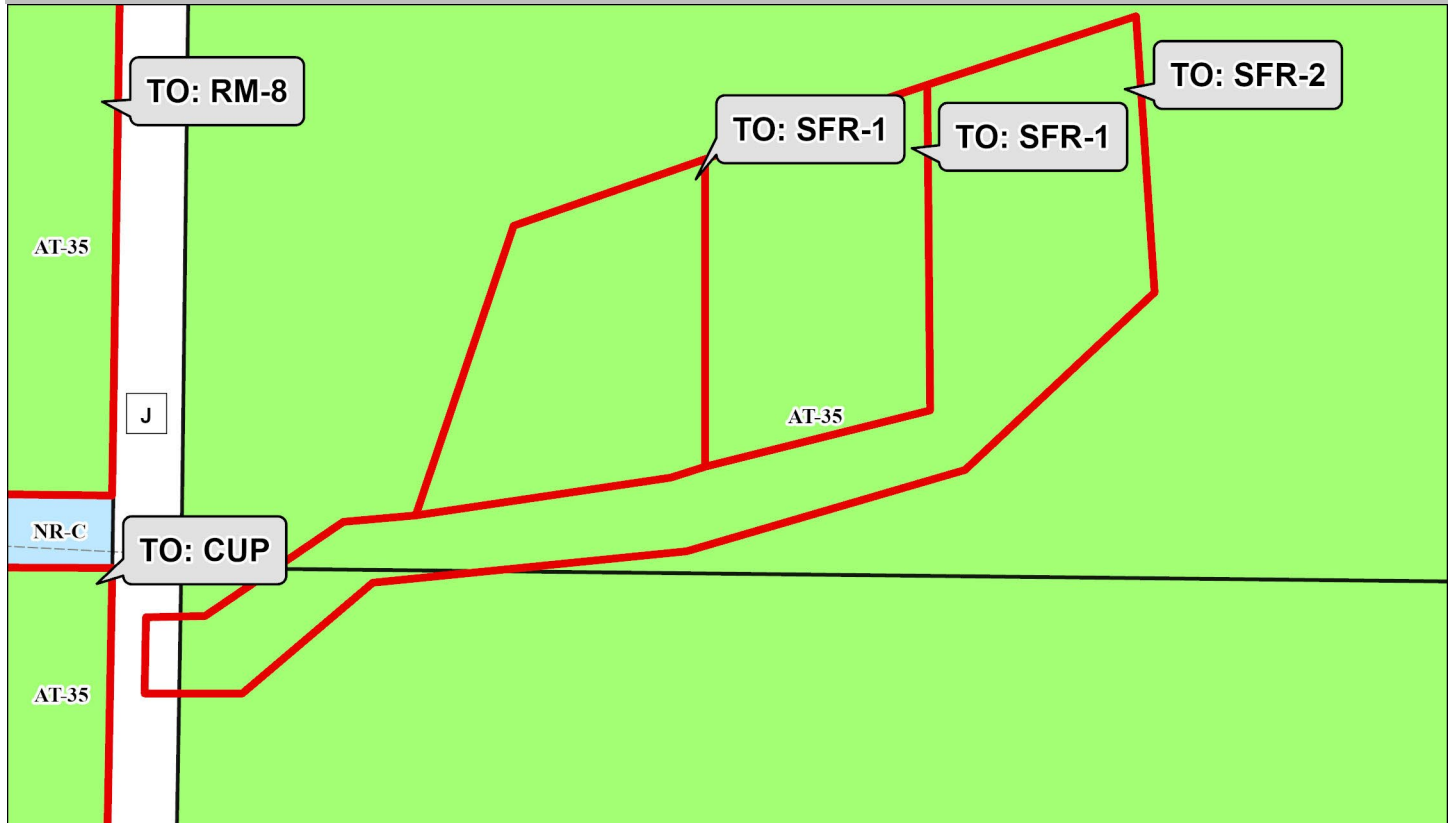


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> November 25, 2025		Petition 12214
	<u>Zoning Amendment Requested:</u> AT-35 Agriculture Transition District TO SFR-1 Single Family Residential District and SFR-2 Single Family Residential District		<u>Town, Section:</u> SPRINGDALE, Section 14
	<u>Size:</u> 3.0,2.75 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> LINUS AND CHERE HELLENBRAND
	<u>Reason for the request:</u> CREATING THREE RESIDENTIAL LOTS		<u>Address:</u> EAST OF 2497 COUNTY HIGHWAY J



DESCRIPTION: Linus and Chere Hellenbrand (c/o Raymond Hellenbrand) propose to create three residential lots for future development. The petition proposes two lots 1.5 acres in size with SFR-1 zoning, and one 2.75-acre lot with SFR-2 zoning. The lots would have a single shared driveway access onto County Highway J.

OBSERVATIONS: The proposal would meet county ordinance requirements, provided an exception is granted to allow lots without public road frontage. Ordinance [section 75.19\(8\)](#) allows residential lots to be created without public road frontage, provided there is an easement that meets specific criteria. Under this code provision, the easement gets treated as a “town road” for zoning purposes. This means the lots will be subject to a 30-foot “front” yard setback as measured from the easement, and a 50-foot rear yard setback from the northern lot line. The lots have ample room.

HIGHWAY ACCESS: The lots require a highway access permit from Dane County Highway Department, for access onto County Highway J. Highway staff have confirmed that the landowners have obtained an access permit that would accommodate the proposed lots.

COMPREHENSIVE PLAN: The Hellenbrand farmstead has adequate density units to create these lots in accordance with the town plan. The clustered rural residential lots are consistent with the goals, objectives, and policies in the comprehensive plan. The original farm has 7 density units remaining; if approved this petition would use 3 which leaves 4 remaining. See attached Density Study. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: Development on the proposed Lots 2 and 3 may be subject to shoreland zoning regulations, as these lots fall within 300 feet of an intermittent stream located to the north.

Any long driveway over 125 feet long, and any land disturbance of over 4,000 square feet, requires an Erosion Control permit from Dane County Land and Water Resources Department. In addition, development that results in 20,000 square feet or more of impervious surface requires a stormwater management permit, a process that requires engineering plans and can take several months to complete. For questions please contact Elliott Mergen at Water Resource Engineering at (608) 224-3730 / Mergen.Elliott@danecounty.gov.

TOWN ACTION: The Town Board recommends approval with no further divisions per the Town Land Use Plan.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approvals subject to the applicant recording the CSM and the following conditions:

1. A shared driveway access agreement shall be recorded that meets the provisions found under Dane County Land Division Ordinance Section 75.19(8).
2. A deed restriction shall be recorded on the CSM lots that prohibits further land divisions, per the Town of Springdale land use plan.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.